

Mark Brown

From: Mark Brown
Sent: Wednesday, 15 January 2025 11:29 AM
To: perisher.planning@vailresorts.com.au
Cc: Michael Fearnside; Andrew Kennedy
Subject: FW: Development Application (PAN-501361): New application - Guthega home trail

Sophie

Thank you for the application provided to undertake works on the Guthega home trail.

A new **Estimated Development Cost** based on [Planning Circular PS24-002](#) is to be provided (new circular since March 2024). As indicated in the Circular, for an EDC up to \$3 Million, the development cost must be calculated by a **suitably qualified person**. This may be a builder who is licensed to undertake the proposed works, a registered architect, a qualified and accredited building designer, a quantity surveyor or a person who is similarly licensed and has the relevant qualifications and proven experience in costing of development works at least to a similar scale and type as is proposed. Ensure the EDC covers all works, breakdowns each component (excavation, retaining, etc) and provides a genuine estimate (whether this is supported by quotes).

The Department recommends the geotech report / Form be updated and include the submitted CLM CiVil drawings. Also check with the geotech, whether this would require an inspection and site investigation now when reviewing the CLM CiVil drawings as the extent of the works / widths appears to be greater when comparing the current geotech report and the CLM CiVil drawings. The discussion and recommendation section of the geotech report should be reviewed.

There might be other components during the assessment, but the above is requested prior to lodgement. Should the geotech require additional investigation, please advise.

I will add this into the Planning Portal as an additional information request.

Thanks,

Mark Brown
Team Leader, Assessments
Alpine Resorts Team

Regional Assessments
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The Department of Planning, Housing and Infrastructure acknowledges that it stands on Aboriginal land. We acknowledge the traditional custodians of the land and we show our respect for elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.

From: NSW Planning <planning.apps@planning.nsw.gov.au>

Sent: Friday, January 10, 2025 4:36 PM

To: DPE PSVC Alpine Resorts Mailbox <alpineresorts@planning.nsw.gov.au>

Subject: Development Application (PAN-501361): New application has been submitted

Development Application

NSW Planning Portal



A new application for development at 37 BURRAMYS ROAD BULLOCKS FLAT 2627 was submitted through the NSW Planning Portal on 10/01/2025 byPerisher for pre-lodgement review.

The Portal Application Number (PAN) for this case is PAN-501361.

The applicant has received notification that the application is under review and that they will be contacted by the consent authority if additional information is required. They have also been reminded that the application will not proceed to the lodgement stage until all relevant fees have been paid.

Please log into the NSW Planning Portal to view the application and download the associated documents.

[Log in](#)

This email has been automatically sent through the NSW Planning Portal. Please do not reply to this message.

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